

SUMMONS SUMMARY PROCESS (Eviction)

JD-HM-32 Rev. 10-15
C.G.S. § 51-348;
P.A. 15-85 §§ 7 & 14; P.B. § 8-1

STATE OF CONNECTICUT SUPERIOR COURT www.jud.ct.gov

The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at www.jud.ct.gov/ADA/.

NOTICE TO OCCUPANT(S) NOT NAMED ON THE SUMMONS

If you claim to have a right to continue to occupy the premises you should complete and file with the Clerk's Office a Claim of Exemption, form JD-HM-3 as soon as possible. You can get the Claim of Exemption from the Clerk at the address listed below or on-line at www.jud.ct.gov.

Instructions

1. Type or print legibly; sign the summons.
2. If there is more than one defendant, make an exact copy of the summons for each additional defendant. Each copy of the summons must show who signed the original summons and when it was signed.
3. Attach the original summons to the original complaint, and attach a copy of the summons to each copy of the complaint. Also, if there are more than 2 plaintiffs or 4 defendants fill out form JD-CV-2 and attach it to the original and all copies of the complaint.
4. After service has been made by a proper officer, file the original papers and the officer's return with the clerk of court.

TO: Any proper officer; By Authority of the State of Connecticut, you are hereby commanded to make due and legal service of this Summons and attached Complaint.

Return Date (Month, day, year) (Any day but Sundays and legal holidays) **01/17/2019**

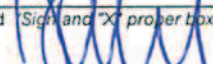
<input type="checkbox"/> Judicial District	<input type="checkbox"/> Geographical Area number	At (Town in which writ is returnable) (C.G.S. 51-346, 51-349)	Case Type (From Judicial Branch code list)
<input checked="" type="checkbox"/> Housing Session	<input type="checkbox"/>	New Haven	Major <u>H</u> Minor <u>00</u>
Address of Court Clerk Where Writ and Other Papers Shall Be Filed (Number, street, town and zip code) (C.G.S. 51-346, 51-350)			Telephone Number of Clerk
121 Elm Street, New Haven, CT 06510			203-789-7937

Number of Plaintiffs: **1** Number of Defendants: **5** ☒ Form JD-CV-2 attached for additional parties

Parties	Name (Last, First, Middle Initial) and Address of Each party (Number; Street; P.O. Box; Town; State; Zip; Country, if not USA)	
First Plaintiff	Name: Federal National Mortgage Association aka Fannie Mae Address: c/o McCalla Raymer Leibert Pierce LLC 50 Weston Street, Hartford, CT 06120	P-01
Additional Plaintiff	Name: Address:	P-02
First Defendant	Name: Cora Winn Address: 24 Vine Street, Unit 1, New Haven, CT 06519	D-01
Additional Defendant	Name: John Doe I Address: 24 Vine Street, Unit 1, New Haven, CT 06519	D-02
Additional Defendant	Name: John Doe II Address: 24 Vine Street, Unit 1, New Haven, CT 06519	D-03
Additional Defendant	Name: Jane Doe I Address: 24 Vine Street, Unit 1, New Haven, CT 06519	D-04

Notice To Each Defendant

1. You are being sued for possession of the premises you occupy.
2. This paper is a Summons in a summary process (eviction) action.
3. The Complaint attached to these papers states the grounds for eviction (possession) claimed by the plaintiff.
4. To respond to this Summons, or to be notified of further proceedings, you or your attorney must file a form called an "Appearance" with the Clerk at the above Court address on or before the second day after the above Return Date.
5. If you or your attorney do not file a written "Appearance" form on time, a judgment may be entered against you by default. If that happens, the plaintiff will have the right to evict you from the premises.
6. You can get the "Appearance" form at the Court address above or on-line at www.jud.ct.gov.
7. Each court location will also give you an informational pamphlet (JDP-HM-15) explaining the summary process (eviction) action and an "Answer" form (JD-HM-5) so that you may file an answer to the plaintiff's claims against you. You can also get the pamphlet and "Answer" form on-line at www.jud.ct.gov.
8. If you have questions about the Summons and Complaint, you should talk to an attorney promptly. The Clerk of Court is not allowed to give advice on legal questions; however, in Housing Session locations only, the clerk can give procedural assistance to all self-represented parties.

Date	Signed (Sign and "X" proper box)	<input checked="" type="checkbox"/> Comm. of Superior Court <input type="checkbox"/> Assistant Clerk	Type Name of Person Signing at Left
01/03/2019			Jennifer M. Jason

For The Plaintiff(s) Enter The Appearance Of:

Name and Address of Attorney, Law Firm or Plaintiff if Self-Represented (Number, street, town and zip code)	Telephone Number	Juris Number (If attorney or law firm)
McCalla Raymer Leibert Pierce LLC 50 Weston Street, Hartford, CT 06120	860-808-0606	101589

The attorney or law firm appearing for the plaintiff, or the plaintiff if self-represented, agrees to accept papers (service) electronically in this case under Section 10-13 of the Connecticut Practice Book. ☒ Yes ☐ No

Email address for delivery of papers under Section 10-13 (if agreed to)

ctevictions@mccalla.com

For Court Use Only

Receipt ☐ No Fee

File Date

If this summons is signed by a Clerk:

- a. The signing has been done so that the Plaintiff(s) will not be denied access to the courts.
- b. It is the responsibility of the Plaintiff(s) to see that service is made in the manner provided by law.
- c. The Clerk is not permitted to give any legal advice in connection with any lawsuit.
- d. The Clerk signing this Summons at the request of the Plaintiff(s) is not responsible in any way for any errors or omissions in the Summons, any allegations contained in the Complaint, or the service of the Summons and Complaint.

I certify I have read and understand the above:	Signed (Self-represented plaintiff)	Date Signed	Docket Number

18-00294CT

CIVIL SUMMONS
CONTINUATION OF PARTIES
JD-CV-2 Rev. 9-12

STATE OF CONNECTICUT
SUPERIOR COURT

First named Plaintiff (Last, First, Middle Initial)

Federal National Mortgage Association aka Fannie Mae

First named Defendant (Last, First, Middle Initial)

Winn, Cora

Additional Plaintiffs

Name (Last, First, Middle Initial, if individual)	Address (Number, Street, Town and Zip Code)	CODE
		03
		04
		05
		06
		07
		08
		09
		10
		11
		12
		13

Additional Defendants

Name (Last, First, Middle Initial, if individual)	Address (Number, Street, Town and Zip Code)	CODE
Jane Doe II	24 Vine Street, Unit 1, New Haven, CT 06519	05
		06
		07
		08
		09
		10
		11

	12	FOR COURT USE ONLY - File Date
	13	
	14	
		Docket number

RETURN DATE: JANUARY 17, 2019

: SUPERIOR COURT

FEDERAL NATIONAL MORTGAGE ASSOCIATION
A/K/A FANNIE MAE

: HOUSING SESSION
: OF NEW HAVEN

VS:

: AT NEW HAVEN

CORA WINN, ET. AL

: JANUARY 3, 2019

SUMMARY PROCESS COMPLAINT

Right or Privilege to Occupy has Terminated:

1. On or about July 9, 2018, CIT Bank, N.A. became the record owner of the premises known as 24 Vine Street, Unit 1, New Haven, CT 06519 as the result of a foreclosure action.
2. CIT Bank, N.A. conveyed the premises to Federal National Mortgage Association a/k/a Fannie Mae by virtue of a quit claim deed which was recorded on July 24, 2018 in volume 9744 at page 121 of the New Haven land records.
3. On or before July 9, 2018, the Defendants, Cora Winn, John Doe I, John Doe II, Jane Doe I and Jane Doe II, entered into possession of certain premises known as 24 Vine Street, Unit 1, New Haven, CT 06519.
4. Except for Cora Winn, the Plaintiff does not know the names of the occupants.
5. The Defendants right or privilege to occupy the premises has terminated.
6. On or about August 28, 2018, the Plaintiff mailed to the Defendant via regular and certified mail information regarding Defendant's possible rights under the Federal Protecting Tenants at Foreclosure Act of 2009 and Conn. Gen. Stat. §49-31p. A copy of the Notice provided is attached hereto.
7. On December 10, 2018, the Plaintiff caused a notice to be duly served on the Defendants to quit possession of the premises on or before December 17, 2018 as required by law. The original Notice to Quit is attached hereto and marked Exhibit A.
8. Although the date designated in the Notice to Quit for said Defendants to quit possession of the premises has passed, the Defendants still continue in possession.

WHEREFORE, the Plaintiff claims judgment for immediate possession of the premises.

PLAINTIFF

Federal National Mortgage Association a/k/a
Fannie Mae

By: 

Jennifer M. Jason, Esq.

McCalla Raymer Leibert Pierce, LLC

50 Weston Street

Hartford, CT 06120

Its Attorneys

860-808-0606



50 Weston St.
Hartford, CT 06120
(860) 808-0606
www.mccalla.com

ALABAMA	ILLINOIS
CALIFORNIA	MISSISSIPPI
CONNECTICUT	NEVADA
FLORIDA	NEW JERSEY
GEORGIA	NEW YORK

Occupants
24 Vine Street, Unit 1
New Haven, CT 06519

Date: August 28, 2018

CHANGE OF OWNERSHIP AND NOTICE TO VACATE
PURSUANT TO THE FEDERAL PROTECTING TENANTS AT FORECLOSURE ACT OF
2009 & CONN. GEN. STAT. §49-31p

Dear Occupants:

PLEASE BE ADVISED that as of July 24, 2018, Federal National Mortgage Association aka Fannie Mae now owns the real property commonly known as 24 Vine Street, Unit 1, New Haven, CT 06519 ("Premises") by virtue of a completed foreclosure action.

PLEASE BE FURTHER ADVISED, if you are someone other than the prior mortgagor, or the child, spouse, or parent of the prior mortgagor, an eviction action seeking possession of the Premises will not be commenced any earlier than ninety (90) days after the date of this Notice pursuant to the Federal Protecting Tenants at Foreclosure Act of 2009 and Conn. Gen. Stat. §49-31p. If you have not vacated the Premises at the end of this ninety (90) day period we may commence an eviction action against anyone occupying the Premises.

***Este aviso tiene informacion importante de tus derechos legal de ocupar la propiedad si tu no puedes leer o escribir in ingles por favor busca a alguien para traducir.**

(This Notice has important information concerning your legal right to occupy the property, if you cannot read or write in English, please seek someone to translate).

LEASE OR TENANCY DOCUMENTATION

If you have entered into a bona fide tenancy, bona fide written lease, or receive Section 8 with a term that expires after the expiration date of this Notice you may be able to occupy the Premises until the end of that term. A tenancy or lease is bona fide if you are not the prior mortgagor, or the child, spouse, or

parent of the prior mortgagor, if your lease was the result of an arms-length transaction and your lease requires that you pay rent in an amount not substantially less than fair market value.

If you are over the age of 62, blind, or physically disabled you may have additional rights pursuant to Connecticut state law.

In order for us to determine what rights you may have, please forward the following to this office upon receipt of this Notice:

- (a) A copy of your written lease and/or any other documentation between you and your former landlord evidencing the terms of your tenancy, such as the length of your lease, the beginning and end dates of your lease, the amount of any security deposit you paid, the amount of rent you pay per month, and any other lease terms you think are important;
- (b) proof of the amount of your last agreed upon rent (proof may be in the form of a copy of the lease showing the rental amount, copies of cancelled checks or money orders, or a statement from your landlord attesting that you have made all of your payments under the lease);
- (c) proof of Section 8 or other rental assistance subsidy with the name(s) and contact information for the public housing authority or subsidy office with whom you work;
- (d) the name(s) of all occupants who are over eighteen (18) years of age and reside at the Premises; and
- (e) the name(s) of any individuals over the age of 62, or are blind or disabled.

Please email all requested documentation to CT.Evictions@mccalla.com or mail to:

McCalla Raymer Leibert Pierce, LLC
Attn: Evictions Department
50 Weston St.
Hartford, CT 06120

If we do not receive the requested information within fourteen (14) days of this Notice, we will assume you do not have a current lease or additional protections and an eviction action may commence following ninety (90) days from the date of this Notice.

NOTICE TO PREVIOUS OWNERS AND OCCUPANTS WITHOUT A LEASE

If you are the prior mortgagor, or the child, spouse, or parent of the prior mortgagor we may commence eviction proceedings prior to the expiration of this Notice.

If you do not have a bona fide lease as defined above, please consider this your formal notice to vacate the property within ninety (90) days of the date of this Notice. If you do not vacate the property within 90 days of the date of this Notice, we may move forward with the steps necessary to evict you pursuant to Connecticut state law.

PROTECTIONS UNDER THE SERVICEMEMEBERS CIVIL RELIEF ACT

If you are a military servicemember on "active duty" or a dependent of such a servicemember, you may be entitled to certain legal protections pursuant to the Servicemembers Civil Relief Act, 50 USC App §§ 501-596 (SCRA). If you believe that you may be eligible for such protection, please contact our office

within ten (10) calendar days from the date of this letter. If you have questions regarding your rights, you should seek the advice of an attorney. Eligible service can include:

1. Active duty (as defined in section 101 (d)(1) of title 10, United States Code) with the Army, Navy, Air Force, Marine Corps, or Coast Guard;
2. Active service with the National Guard;
3. Active service as a commissioned officer of the National Oceanic and Atmospheric administration;
4. Active service as a commissioned officer of the Public Health Service;
5. Service with the forces of a nation with which the United States is allied in the prosecution of a war or military action; or
6. Any period during which a service member is absent from duty on account of sickness, wounds, leave, or other lawful cause.

If you are such a servicemember, or a dependent of such a servicemember, who resides at the premises referenced above, you should complete the following information regarding the servicemember on "active duty":

1. FIRST AND LAST NAME, MIDDLE INITIAL
2. DATE OF BIRTH
3. SOCIAL SECURITY NUMBER
4. BRANCH OF MILITARY

This information is being requested strictly for verification purposes ONLY. Any information given will not be shared or distributed without prior consent of the servicemember.

I hereby acknowledge that I am a service member or the spouse, child, or parent or a service member and that I am providing this information as a tenant or former owner of the subject property.

Signature

Print Name: _____

Date: _____

Tel.: _____

Servicemembers and dependents with questions about the SCRA should contact their unit's Judge Advocate, or their installation's Legal Assistance Officer. A military legal assistance office locator for all branches of the Armed Forces is available at <http://legalassistance.law.af.mil/content/locator.php>.

"Military OneSource" is the U.S. Department of Defense's information resource. If you are listed as

entitled to legal protections under the SCRA, please go to www.militaryonesource.com/scra or call 1-800-342-9647 (toll free from the United States) to find out more information. Dialing instructions for areas outside the United States are provided on the website.

If you are such a servicemember, or a dependent of such a service member, please contact the undersigned within ten (10) days of the date on this Notice to Vacate to discuss your status under SCRA.

RELOCATION ASSISTANCE

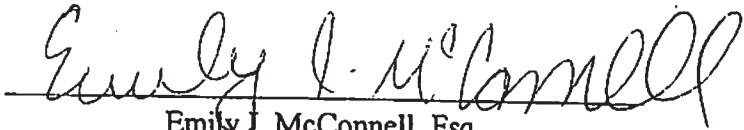
Federal National Mortgage Association aka Fannie Mae, either directly or through its servicing agent, may provide relocation assistance to occupants of its foreclosed properties. To discuss these programs and possible options under them, please contact Broker Douglas Ledewitz at (203) 672-4888 or Attorney Jennifer Jason, Esq. at (860) 240-9109.

MAINTENANCE AND REPAIRS

You shall maintain the Property in good condition and repair and not do anything to lessen the value of the Property. You shall properly use, operate and safeguard the Property, including if applicable, any appliances, and all mechanical, electrical, gas and plumbing fixtures, and keep them and the Property clean, sanitary and well ventilated. In the event of an emergency, necessary repairs or maintenance, please immediately notify Broker Douglas Ledewitz at (203) 672-4888 or Attorney Jennifer Jason, Esq. at (860) 240-9109.

This Notice does not create any rights, implied or otherwise, that do not exist under Connecticut law, nor does this Notice give rise to a tenancy of any type.

You may wish to consult an attorney to help you determine what, if any, options or rights you may have. Please contact our office with any additional questions or concerns you have regarding this Notice.



Emily I. McConnell, Esq.

McCalla Raymer Leibert Pierce, LLC

50 Weston St.

Hartford, CT 06120

(860) 808-0606

PURSUANT TO FEDERAL LAW, THIS LAW FIRM IS A DEBT COLLECTOR. WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT, THIS COMMUNICATION IS NOT AN ATTEMPT TO COLLECT THE DEBT AGAINST YOU PERSONALLY, BUT IS NOTICE OF A POSSIBLE ENFORCEMENT OF THE LIEN AGAINST THE COLLATERAL PROPERTY.

Please note that the State of Connecticut has established the Telecommunication Device for the Deaf (TDD/TTY) phone number of 711 or 1-800-842-9710 for use by hearing-impaired and speech-impaired individuals in Connecticut.

Exhibit A

NOTICE TO QUIT (END) POSSESSIONJD-HM-7 Rev. 3-12
C.G.S. § 47a-23**Instructions To Landlord**

1. Fill out this notice and give it to a state marshal or any proper officer with enough copies for each adult occupant and tenant you want to evict.
2. After service (delivery to the tenant(s) and occupant(s)) is made, the original Notice to Quit will be returned to you. If you do not want to include your address on this form, give this information to the marshal or other proper officer on a separate sheet so that the officer can return the original notice to you promptly after making service.

ADA NOTICE

The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at www.jud.ct.gov/ADA.

www.jud.ct.gov

To: Name(s) of renter/tenant(s) and occupant(s)

Cora Winn, John Doe I, John Doe II, Jane Doe I, and Jane Doe II

Address of premises, including apartment number, if any

24 Vine Street, Unit 1, New Haven, CT

You must quit (end) possession or occupancy of the premises described above and now occupied by you on or

before 12/17/2018 for the following reason(s) (specify):
(Date)

BY REASON OF A JUDGMENT OF FORECLOSURE THE ABOVE PREMISES OCCUPIED BY YOU ARE NOW OWNED BY Federal National Mortgage Association aka Fannie Mae

1. ORIGINALLY HAD THE RIGHT OR PRIVILEGE TO OCCUPY SUCH PREMISES BUT SUCH RIGHT OR PRIVILEGE HAS TERMINATED.

Notice is hereby given that all payments received from you after this date will be accepted only on account of use and occupancy and/or attorney's fees and costs, without waiving any rights to proceed with an eviction action.

If you have not moved out of the premises by the date indicated above, an eviction (summary process case) may be started against you.

Name of landlord (Print or type)

Federal National Mortgage Association aka Fannie Mae

Signed (Landlord/Attorney)

Emily I. McConnell, Esq.

Dated at (Town)

Hartford

On (Date)

12/04/2018

Address of landlord (Submit to proper officer on a separate sheet if desired)

c/o McCalla Raymer Leibert Pierce, LLC 50 Weston Street Hartford, CT 06120

Return Of Service (To be completed by officer who serves (delivers) this notice)

Name(s) of person(s) served	Address at which service was made	On (Date of service)
		Fees
		Copy
		Endorsement
		Service
Then and there I made due and legal service of the foregoing notice by leaving a true and attested copy (copies) with or at the place where each of the tenant(s) and occupant(s) named above usually live.	Attest (Name and title)	Travel
		Total

NOTICE TO QUIT (END) POSSESSION

STATE OF CONNECTICUT)

SS: New Haven

December 10, 2018

COUNTY OF NEW HAVEN)

Then and there, by virtue hereof, December 10, 2018, at the usual place of abode of:

Cora Winn

John Doe I

John Doe II

Jane Doe I

Jane Doe II

24 Vine Street, Unit 1

New Haven, CT 06519

Five (5) true attested copies, at the above named address, one for each of the above named, of the within, Notice to Quit, with my endorsements thereon.

The within and foregoing is the original, Notice to Quit Possession, with my doings hereon endorsed.

Attest:



Edward DiLieto
State Marshal-New Haven County